



Offers over £375,000
Scraptoft Lane, Scraptoft, Leicester, LE5



 **3**
Bedrooms

 **1**
Bathroom

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Property Description

Welcome to this well-proportioned and beautifully presented **three-bedroom home** located on the sought-after **Scraptoft Lane** in the desirable area of **Scraptoft**, Leicester. Offering a total internal area of approximately **82.2 sq. metres (884.5 sq. feet)**, this property delivers both space and practicality—ideal for families, first-time buyers, or investors looking for a ready-to-move-in opportunity in a great neighbourhood.

Navigating Through the Property:

Upon entry, you're welcomed by a spacious **hallway** which leads directly into the generously-sized **kitchen**. **On the right**, stretching the full length of the property is the living room offering plenty of space for both lounge and dining setups.

The **staircase**, located just off the hallway, leads to the **first floor landing**, connecting to three well-proportioned bedrooms and the **family bathroom**. The layout is designed for comfort, offering plenty of natural light throughout and excellent room proportions.

Ground Floor

- **Living Room:** 7.69m x 3.42m (25'3" x 11'3")
- **Kitchen:** 2.98m x 1.86m (9'9" x 6'1")
- **Hallway:** 4.24m x 1.86m max (13'11" x 6'1")

First Floor

- **Bedroom 1:** 4.17m x 3.42m (13'8" x 11'3")
- **Bedroom 2:** 3.36m x 3.30m (11'0" x 10'10")
- **Bedroom 3:** 2.39m x 2.04m (7'10" x 6'8")
- **Bathroom:** 2.77m x 1.78m (9'1" x 5'10")

Location & Amenities

Situated in the popular area of **Scraptoft**, this home offers easy access to a wide range of amenities including:

- Proximity to **local schools**, making it ideal for families
- **Public transport links** to Leicester city centre and surrounding areas
- Nearby **supermarkets, healthcare services, and recreational spaces**
- Walking distance to **local parks** and green open spaces
- Easy access to **A47** and major road links for commuting

Scraptoft Lane continues to be a highly desirable location due to its blend of suburban peace and excellent convenience.

Book a Viewing

Interested in seeing this home in person?

Contact **Kings Estate** today to arrange your viewing:

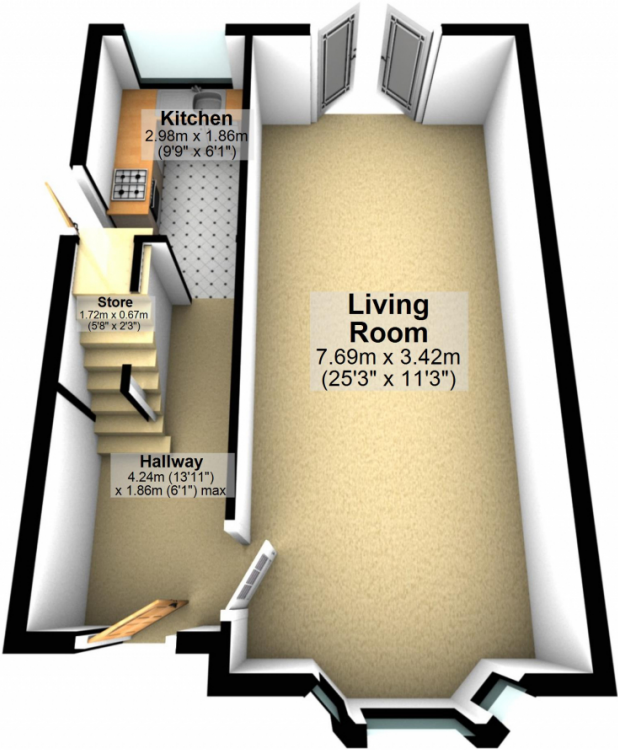
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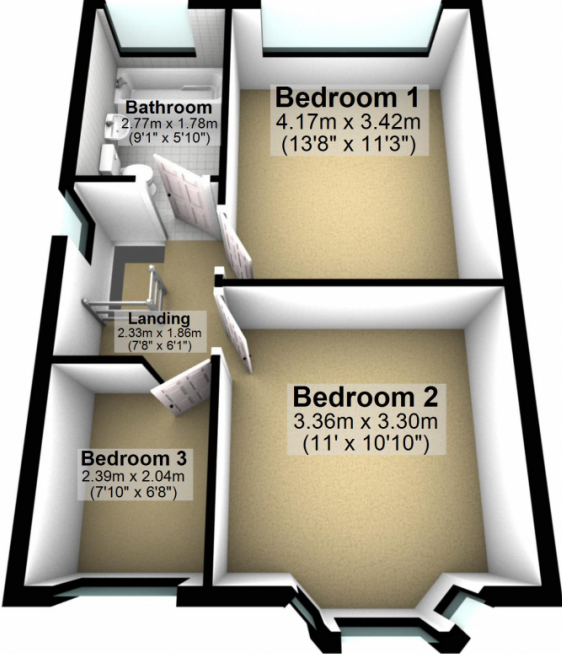
Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)



First Floor

Approx. 41.2 sq. metres (444.0 sq. feet)



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

